



## 43 Hazelrigg Close, Castle Donington, DE74 2XE

**Asking Price £250,000**

A well-presented three-bedroom semi-detached home situated in a small and highly sought-after cul-de-sac location on Hazelrigg Close.

This modern property has been thoughtfully adapted to provide a comfortable and practical family home, offering well-proportioned accommodation throughout. Benefiting from double glazing and gas-fired central heating, the property is ideally positioned for easy access to the centre of Castle Donington, East Midlands Airport, major motorway networks, well-regarded schools, and a range of local amenities.

The accommodation comprises an inviting entrance hall leading into a bright and spacious lounge, featuring carpeted flooring and an attractive fireplace. To the rear, a well-equipped kitchen/diner includes a stainless steel hob with extractor hood over, electric oven, one-and-a-quarter bowl sink with mixer tap, and plumbing for both a washing machine and dishwasher. The kitchen flows seamlessly into the garden with double doors opening onto the rear.

To the first floor, there are three well-proportioned bedrooms and a family bathroom fitted with a bath and shower over via mixer tap, complemented by a heated chrome towel rail.

Externally, the property benefits from off-road parking to the front. The rear garden is very private and not overlooked.

### Kitchen/Diner 16'11" x 9'1" (5.18 x 2.77)



The kitchen/diner is well laid out and functional, featuring a range of wooden wall and base units with ample worktop space. It is fitted with a built-in gas hob and oven, along with space and plumbing for a washing machine. The room benefits from a tiled floor and a window positioned above the sink, allowing plenty of natural light to fill the space. A useful pantry provides additional storage. A door leads out to the exterior, offering convenient access to the garden or side of the property.

### Lounge 16'11" x 13'3" (5.18 x 4.06)



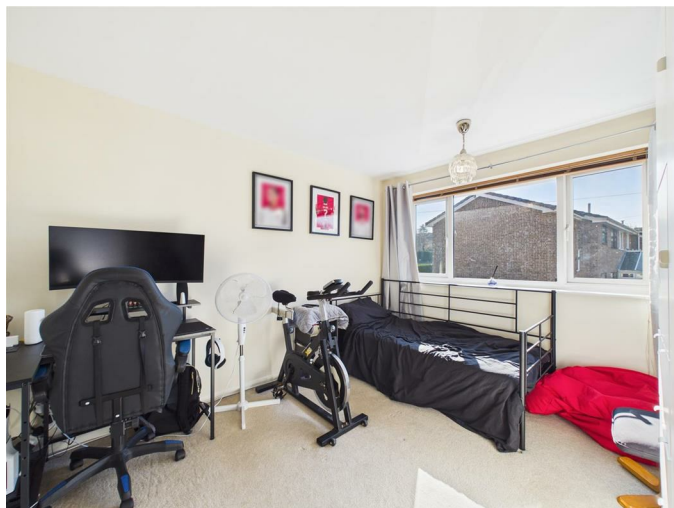
A bright and welcoming space, featuring a large window that allows an abundance of natural light to fill the room. A central fireplace provides an attractive and cosy focal point, while the well-proportioned layout offers ample space for a variety of seating arrangements. Finished with neutral décor and carpeted flooring, the room creates a warm and comfortable living environment.

### Bathroom



Neatly presented and fitted with contemporary wall and floor tiling. It comprises a white suite including a bath with shower over, a modern wash basin, and a WC, complemented by a chrome heated towel rail. A frosted rear window provides natural light while maintaining privacy.

### Bedroom 1 11'8" x 10'4" (3.56 x 3.15)



Double room with a large window with front elevation. The room finished with a carpeted floor and has space for bedside tables and additional furniture. Complete with gas central heated radiator.

### Bedroom 2 10'11" x 8'9" (3.35 x 2.67)



Double room with a large window offering views out to the garden. The room is finished in neutral tones with a carpeted floor and has space for bedside tables and additional furniture. Complete with gas central heated radiator.

### Bedroom 3 7'10" x 6'5" (2.39 x 1.98)



Single room with front elevation window, carpeted flooring and gas central heated radiator.

### Rear Garden

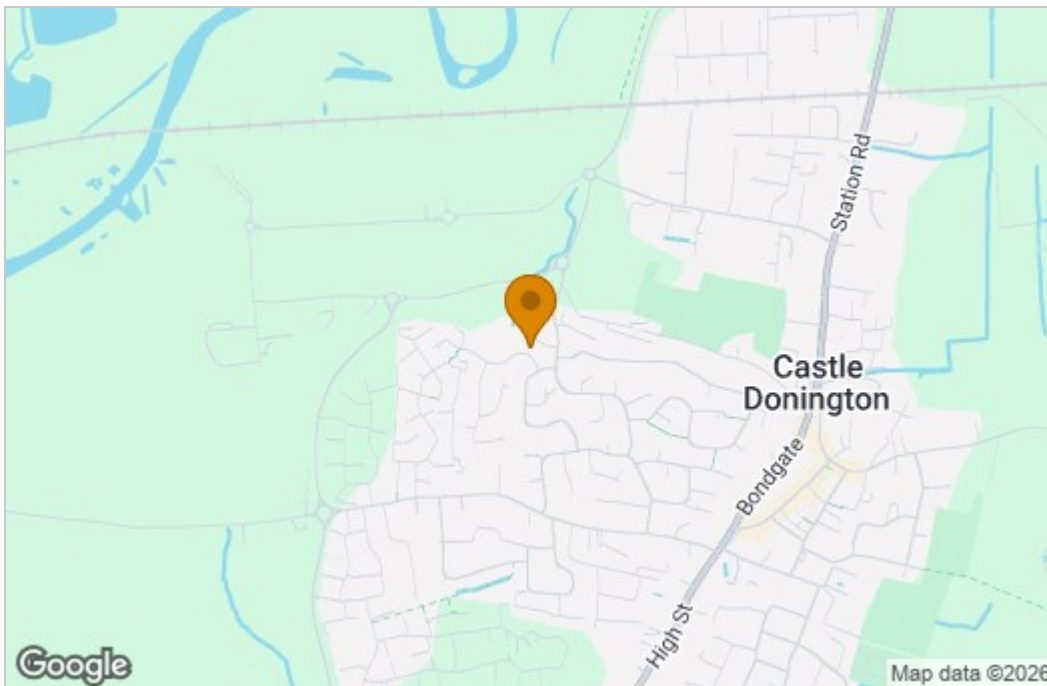


To the front a driveway with space for multiple vehicles set in the cul-de-sac location on Hazelrigg Close. The property benefits from side access leading down to the rear garden which is well maintained, featuring a central lawn bordered by mature shrubs and planting. Enclosed by fencing, it provides a private outdoor space ideal for relaxing, entertaining, or gardening.

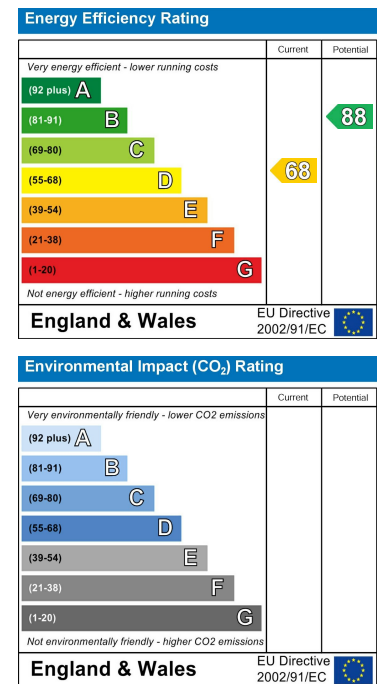
## Floor Plan



## Area Map



## Energy Efficiency Graph



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